## HER88WLB

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: DEED (WARRANTY)

NAME OF AGENCY OR CONTRACTOR: RICHARD C. HERALD AND DIANA HERALD

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 140 WILLOWBROOK ROAD, LOT 1 IN BLOCK 2 IN WILLOWBROOK SUBDIVISION REPLAT, RE-ALIGNED EAST OF 1ST SOUTH OF NORTHRIDGE DRIVE, PARCEL NO. 2945-023-04-007

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1988

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

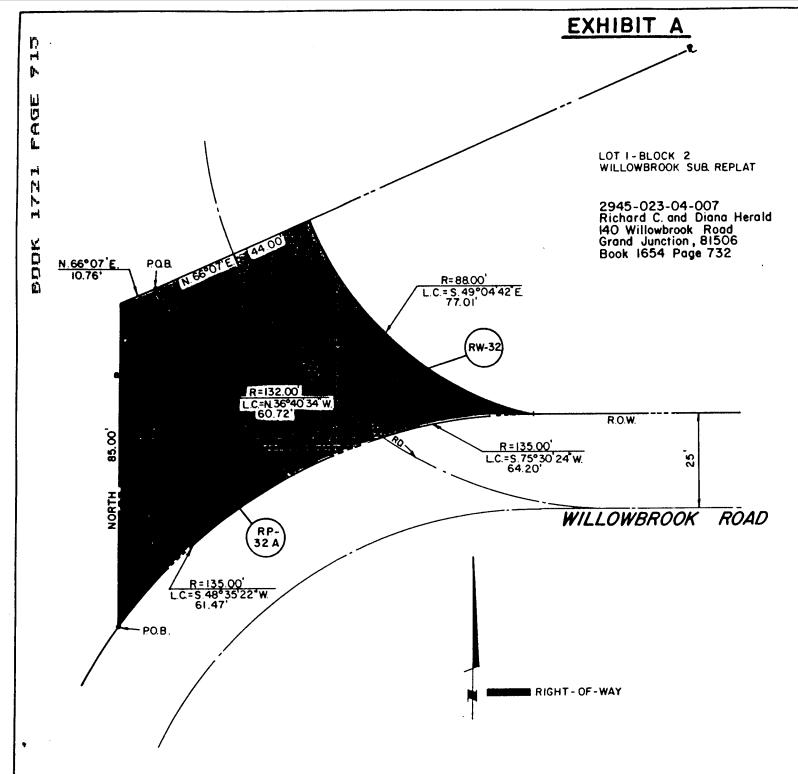
	SPECIAL WA	RRANTY DEED				
THIS DEED, 1 between RICHA	Made this RD C,HERALD ar	day of Decem nd DIANA HERAL		воок	1721	PAGE
County of Me	sa	of th , State of	e * Colorado, grantor(s), and			
THE CITY	OF GRAND JUNCTI	ION, a Municip	al Corporation			
whose legal address	s is 250 N. 5th St	treet, Grand J	unction			
			15	03202 000	EXEMPT 11	:25 Afi
of the	County of	Mesa , State	DE of Colorado, grantee(s):	C 09+1988	E.SAWYER,C	LKAREC M
ten dolla the receipt and suffi	-	Onsideration Eknowledged, have rantee(s), their	granted, bargained, sold and on heirs and assigns forever, all unty of <b>Mesa</b>		these presents do v, together with in	-
	Colorado, being a Willowbrook Subdiv Page 38 in Section the Ute Meridian, scribed as follows Beginning at the S North along the We 85.00 feet to the North 66°07' East 1, a distance of 1 curve to the left long chord which b distance of 60.72 right-of-way line Northerly right-of the left having a which bears South	priveyed to the Cit portion of Lot 1 vision Replat as r 2. Township 1 So City of Grand Jun Scouthwest Corner of st line of said L Northwest Corner along the Northwe having a radius of feet to a point i of Willowbrook Ro S-way line along t radius of 135.00 48°35'22" West fo point of beginnin	y of Grand Junction,	on of - - Lot lot d		
also known by stre	et and number as:					
reversions, remain grantor(s), either in <b>TO HAVE ANI</b> assigns forever. The they shall as	der and remainders, rents, n law or equity, of, in and to <b>D TO HOLD</b> the said prem e grantor(s), for <b>them</b> s nd will WARRANT AND F	issues and profits thereof to the above bargained pre- nises above bargained and selVes, their h FOREVER DEFEND the a levery person or persons of	nances thereto belonging, or i ; and all the estate, right, title mises, with the hereditaments described with the appurtenan- eirs and personal representative bove-bargained premises in the claiming the whole or any par- his deed on the date set forth a	<ul> <li>interest, claim and appurtenance ces, unto the gran es or successors.</li> <li>quiet and peacea t thereof, by, three</li> </ul>	and demand wha es; ntee(s), <b>theij</b> do covenant ble possession of	tsoever of the heirs and and agree that the grantee(s)
			<u></u>	1		
	Herald		Diána Hera	ald		

No. 16. Rev. 3-85. SPECIAL WARRANTY DEED Bradford Publishing, 5825 W. 6th Ave., Lakewood, CO 80214 — (303) 233-6900

Recorded at \_ o'clock \_\_\_

\_\_\_ M. . . Reception No. Recorder. SPECIAL WARRANTY DEED 1721 PAGE 914 BOOK THIS DEED, Made this day of December . 1988 between RICHARD C. HERALD and DIANA HERALD of the Mesa , State of Colorado, grantor(s), and County of THE CITY OF GRAND JUNCTION, a Municipal Corporation whose legal address is 250 N. 5th Street, Grand Junction of the County of Mesa , State of Colorado, grantee(s): WITNESSETH, That the grantor(s), for and in consideration of the sum of DOLLARS, ten dollars and other consideration the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, its heirs and assigns forever. all the real property, together with improvements, bargain, sell, convey and confirm, unto the grantee(s). County of . State of Colorado, if any, situate, lying and being in the Mesa described as follows: See Exhibit "A" attached hereto and made a part hereof 1503203 DBC EXEMPT 11:25 AM DEC 09,1988 E.SAWYER,CLK&REC MESA CTY,CO also known by street and number as: TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee(s). its heirs and assigns forever. The grantor(s). for them selves. their covenant and agree that heirs and personal representatives or successors, do they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s). heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s). its IN WITNESS WHEREOF, the grantor(s) ha ve executed this deed on the date set forth above Herald Diana Herald chard STATE OF COLORADO County of Mesa The foregoing instrument was acknowledged before me in the County of Mesa , State of Colorado, this يتشقق الم day of December , 1988 . by Richard C. Herald and Diana Herald Witness my hand and official seal. My commission expire \*If in Denver, insert "City and." 0.0

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## PARCEL RW-32

A parcel of land for road and utility right-of-way purposes being a portion of Lot 1 in Block 2 in Willowbrook Subdivision Replat as recorded in Book 10 on Page 38 in Section 2, Township 1 South, Range 1 West, of the Ute Meridian, City of Grand Junction, Colorado, described as follows:

Commencing at the Northwest Corner of said Lot 1; thence North 66°07' East along the Northwesterly line of said Lot 1, a distance of 10.76 feet to the point of beginning; thence North 66°07' East along the Northwesterly line of said Lot 1, a distance of 44.00 feet; thence along the arc of a curve to the left having a radius of 88.00 feet and a long chord which bears South 49°04'42" East for a chord distance of 77.01 feet to a point in the present Northerly right-of-way line of Willowbrook Road; thence along said Northerly right-of-way line along the arc of a curve to the left having a radius of 135.00 feet and a long chord which bears South 75°30'24" West for a long chord distance of 64.20 feet; thence along the arc of a curve to the right having a radius of 132.00 feet and a long chord which bears North 36°40'34" West for a long chord distance of 60.72 feet to the point of beginning, containing 2,855 square feet, more or less.

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